

Greenwich Court
West Drayton
Middlesex
UB7 9FB

*'Larger Than Average
Apartment'*

RWHITLEY
Est. 1938 & CO

Guide Price £275,000



- Larger Than Average One Bedroom Apartment
- Open Plan Living Space
- Double Glazing
- Modern Fitted Kitchen
- Luxury Bathroom
- Bedroom With Fitted Wardrobe
- Parking

DESCRIPTION

Located in the sought after and exclusive 'Drayton Garden Village' Development. A much larger than average one bedroom ground floor apartment which would make a perfect first home or buy to let investment. Situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail) the property comprises a generous and inviting entrance hall, large open plan living space with kitchen fitted with a range of white wall and floor cupboard units, spacious bedroom with fitted wardrobe and a luxury bathroom.

TENURE

We understand that the property is held on a lease with a term in excess of 120 years remaining.*

GROUND RENT

We understand that there is a ground rent payable currently £150 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is currently £1468.*

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

OUTSIDE

A door from the living room provides access to an area of garden with terrace. One parking space. Delightful areas of communal gardens.

LOCATION

Drayton Garden Village is situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

HEATING & HOT WATER

The radiator system is served by a communal boiler which also provides the domestic hot water.

WINDOWS

White UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is B.

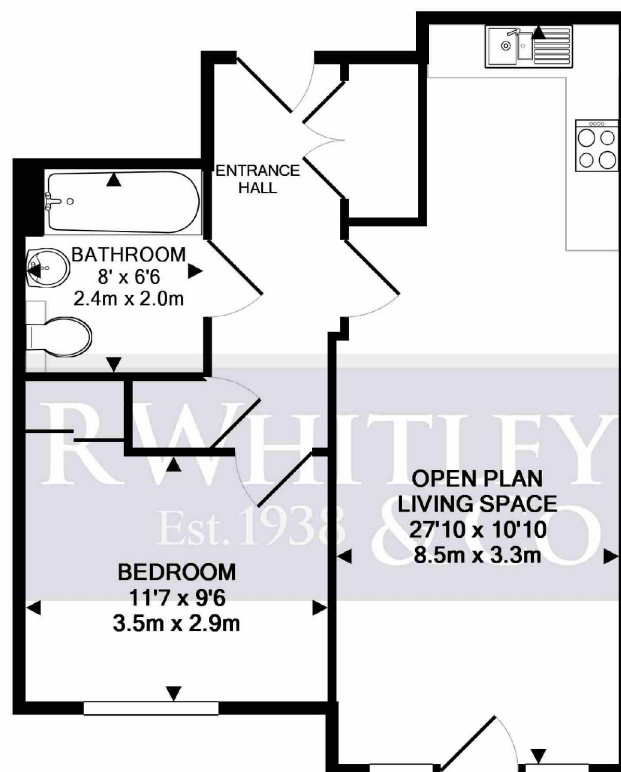
SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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